

2023-006187
Klamath County, Oregon



07/25/2023 09:19:10 AM Fee: \$82.00

2023-006318
Klamath County, Oregon



07/27/2023 09:56:42 AM Fee: \$87.00

After recording, return to:
Brandsness, Brandsness & Rudd, P.C.
411 Pine Street
Klamath Falls, OR 97601

Send tax statements to:
Joan Staunton, Trustee of the
Joan Staunton Trust
11539 Kestrel Road
Klamath Falls, OR 97601

Grantor:
Joan L. Staunton
11539 Kestrel Road
Klamath Falls, OR 97601

Grantee:
Joan Staunton, Trustee of the
Joan Staunton Trust
11539 Kestrel Road
Klamath Falls, OR 97601

*Rerecorded at the request of Michael P. Rudd to correct
the legal description previously recorded in Instrument
2023-006187.

BARGAIN AND SALE DEED

Joan L. Staunton, Grantor, conveys to Joan Staunton, Trustee of the Joan Staunton Trust, Grantee,
her interest in the following described real property situated in the County of Klamath, State of Oregon, to-
wit:

*Refer to Exhibit A, attached hereto and incorporated herein.
~~Lot 18 of Running Y Resort, Phase 01 Plat, recorded in Klamath County, Oregon~~

The true and actual consideration for this transfer is \$0.00.

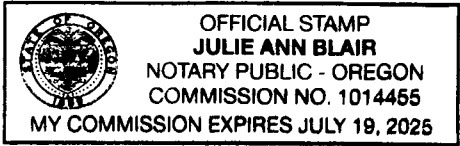
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE
TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301
AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2
TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON
LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS
INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE
SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE
PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING
DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY
ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE
APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS
AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE
ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300,
195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007,
SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER
8, OREGON LAWS 2010.

DATED this 22nd day of June, 2023.

Joan L. Staunton, Grantor

STATE OF OREGON)
County of Klamath) ss.

Personally appeared before me this 22nd day of June, 2023, the above-named Joan L. Staunton,
Grantor, and acknowledged the foregoing instrument to be her voluntary act. Before me:



Notary Public for Oregon
My Commission expires: 07/19/2025

Exhibit A

Lot 166 of Running Y Resort, Phase 2 Plat, recorded November 25, 1996 in Klamath County, Oregon.

INCLUDING the legal description from Instrument 2002-7373 recorded February 7, 2002, as follows:

A tract of land being a portion of Lot 164 of "Running Y Resort, Phase 2 – Tract No. 1322" situated in the SW1/4 of Section 4, T38S, R8EWM, Klamath County, Oregon, being more particularly described as follows:

Beginning at the Northeasterly corner common to Lot 166 and said Lot 164; thence S 41°03'47" W, along the line common to said Lots 164 and 166, 99.23 feet, more or less, to a point from which the Southwesterly corner common to said Lots 164 and 166 bears S 41°03'47" W 100.37 feet; thence N 36°13'21" E 97.42 feet to a point on the Northeasterly line of said Lot 164; thence S 63°40'11" E 8.50 feet to the point of beginning, containing 408 square feet, more or less, with bearings based on the plat of "Running Y Resort, Phase 2 – Tract No. 1322" on file at the office of the Klamath County Surveyor.

EXCLUDING the legal description from Instrument 2002-7371 recorded February 7, 2022, as follows:

A tract of land being a portion of Lot 166 of "Running Y Resort, Phase 2 – Tract No. 1322" situated in the SW1/4 of Section 4, T38S, R8EWM, Klamath County, Oregon, being more particularly described as follows:

Beginning at the Southwesterly corner common to Lot 164 and said Lot 166; thence N 41°03'47" E, along the line common to said Lots 164 and 166, 100.37 feet; thence S 36°13'21" W 100.73 feet to a point on the Southwesterly line of said Lot 166; thence N 48°56'13" W 8.50 feet to the point of beginning, containing 427 square feet, more or less, with bearing based on the plat of "Running Y Resort, Phase 2 – Tract No. 1322" on file at the office of the Klamath County Surveyor.